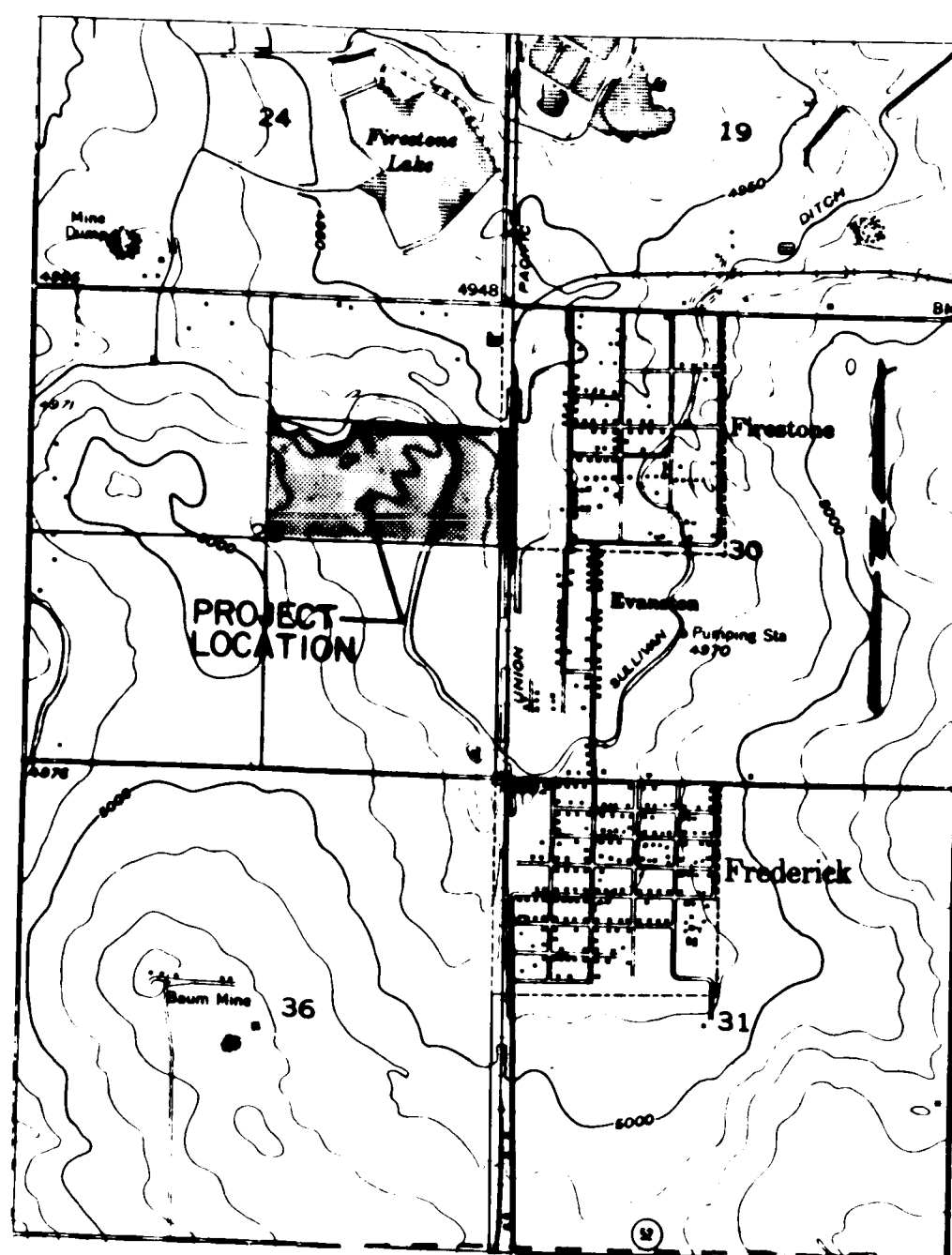


2803

2803
6025 # 77

FILE#5009
INV 2803
P 1227 REC 02173618 03/16/89 16:40 \$20.00 1/002
P 0031 MARY ANN FEUERSTEIN CLERK & RECORDER WELD CO, CO
AR2173616

EARL SOWERS PROPERTY LAND SURVEY PLAT S 1/2, N.E. 1/4 SEC. 25, T 2 N, R 68 W WELD COUNTY, COLORADO



VICINITY MAP
SCALE: 1" = 2000'

LEGAL DESCRIPTION ANNEXATION BOUNDARY

A PARCEL OF LAND SITUATED IN THE SOUTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST ONE-QUARTER CORNER OF SAID SECTION 25, THENCE NORTH 89°20'09" WEST ALONG THE SOUTH LINE OF THE SOUTH ONE HALF OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 25 A DISTANCE OF 30.00 FEET TO THE TRUE POINT OF BEGINNING.

THENCE CONTINUING NORTH 89°20'09" WEST A DISTANCE OF 2,603.43 FEET TO THE CENTER ONE-QUARTER CORNER OF SAID SECTION 25; THENCE NORTH 00°22'40" EAST ALONG THE WEST LINE OF THE SOUTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 25 A DISTANCE OF 1,319.47 FEET TO THE NORTHWEST CORNER OF THE SOUTH ONE HALF OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 25; THENCE SOUTH 89°38'31" EAST ALONG THE NORTH LINE OF THE SOUTH ONE HALF OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 25 A DISTANCE OF 38.20 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTH PLATTE SUPPLY CANAL A PARCEL OF LAND DESCRIBED IN BOOK 1435 AT PAGE 378 OF THE WELD COUNTY RECORDS; THENCE ALONG THE SOUTH LINE OF SAID SOUTH PLATTE SUPPLY CANAL THE FOLLOWING EIGHT (8) COURSES:

1. SOUTH 27°32'08" EAST A DISTANCE OF 95.42 FEET;
2. THENCE SOUTH 62°15'01" EAST A DISTANCE OF 115.75 FEET;
3. THENCE NORTH 83°00'52" EAST A DISTANCE OF 126.87 FEET;
4. THENCE SOUTH 62°45'08" EAST A DISTANCE OF 381.42 FEET;
5. THENCE NORTH 68°42'52" EAST A DISTANCE OF 143.17 FEET;
6. THENCE NORTH 34°27'52" EAST A DISTANCE OF 140.67 FEET;
7. THENCE NORTH 19°30'52" EAST A DISTANCE OF 70.69 FEET;
8. THENCE NORTH 31°26'52" EAST A DISTANCE OF 67.53 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH ONE HALF OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 25; THENCE SOUTH 89°38'31" EAST ALONG THE NORTH LINE OF THE SOUTH ONE HALF OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 25 A DISTANCE OF 855.98 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTH PLATTE SUPPLY CANAL, THENCE ALONG THE SOUTH LINE OF SAID SOUTH PLATTE CANAL THE FOLLOWING THREE (3) COURSES:
1. SOUTH 59°05'08" EAST A DISTANCE OF 11.95 FEET;
2. THENCE SOUTH 81°33'08" EAST A DISTANCE OF 197.56 FEET;
3. THENCE NORTH 49°11'52" EAST A DISTANCE OF 51.48 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH ONE HALF OF THE NORTH EAST ONE-QUARTER OF SAID SECTION 25; THENCE SOUTH 89°38'31" EAST ALONG THE NORTH LINE OF THE SOUTH ONE HALF OF THE NORTH EAST ONE-QUARTER OF SAID SECTION 25 A DISTANCE OF 585.42 FEET TO THE NORTHWEST CORNER OF A PARCEL OF LAND DESCRIBED IN BOOK 843 AT RECEPTION NO. 1765082 OF THE WELD COUNTY RECORDS; THENCE SOUTH 00°33'45" WEST ALONG THE WEST LINE OF SAID PARCEL OF LAND AND ALONG A LINE PARALLEL WITH AND 30.00 FEET WEST OF THE EAST LINE OF THE SOUTH ONE HALF OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 25 A DISTANCE OF 179.89 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL OF LAND, THENCE CONTINUING SOUTH 00°33'45" WEST A DISTANCE OF 1,153.49 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 75.714 ACRES.

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN THE SOUTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST ONE-QUARTER CORNER OF SAID SECTION 25, THENCE NORTH 89°20'09" WEST ALONG THE SOUTH LINE OF THE SOUTH ONE HALF OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 25 A DISTANCE OF 2,633.43 FEET TO THE CENTER ONE-QUARTER CORNER OF SAID SECTION 25; THENCE NORTH 00°22'40" EAST ALONG THE WEST LINE OF THE SOUTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 25 A DISTANCE OF 1,319.47 FEET TO THE NORTHWEST CORNER OF THE SOUTH ONE HALF OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 25; THENCE SOUTH 89°38'31" EAST ALONG THE NORTH LINE OF THE SOUTH ONE HALF OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 25 A DISTANCE OF 38.20 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTH PLATTE SUPPLY CANAL A PARCEL OF LAND DESCRIBED IN BOOK 1435 AT PAGE 378 OF THE WELD COUNTY RECORDS; THENCE ALONG THE SOUTH LINE OF SAID SOUTH PLATTE SUPPLY CANAL THE FOLLOWING EIGHT (8) COURSES:

1. SOUTH 27°32'08" EAST A DISTANCE OF 95.42 FEET;
2. THENCE SOUTH 62°15'01" EAST A DISTANCE OF 115.75 FEET;
3. THENCE NORTH 83°00'52" EAST A DISTANCE OF 126.87 FEET;
4. THENCE SOUTH 62°45'08" EAST A DISTANCE OF 381.42 FEET;
5. THENCE NORTH 68°42'52" EAST A DISTANCE OF 143.17 FEET;
6. THENCE NORTH 34°27'52" EAST A DISTANCE OF 140.67 FEET;
7. THENCE NORTH 19°30'52" EAST A DISTANCE OF 70.69 FEET;
8. THENCE NORTH 31°26'52" EAST A DISTANCE OF 67.53 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH ONE HALF OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 25; THENCE SOUTH 89°38'31" EAST ALONG THE NORTH LINE OF THE SOUTH ONE HALF OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 25 A DISTANCE OF 855.98 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTH PLATTE SUPPLY CANAL, THENCE ALONG THE SOUTH LINE OF SAID SOUTH PLATTE CANAL THE FOLLOWING THREE (3) COURSES:
1. SOUTH 59°05'08" EAST A DISTANCE OF 11.95 FEET;
2. THENCE SOUTH 81°33'08" EAST A DISTANCE OF 197.56 FEET;
3. THENCE NORTH 49°11'52" EAST A DISTANCE OF 51.48 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH ONE HALF OF THE NORTH EAST ONE-QUARTER OF SAID SECTION 25; THENCE SOUTH 89°38'31" EAST ALONG THE NORTH LINE OF THE SOUTH ONE HALF OF THE NORTH EAST ONE-QUARTER OF SAID SECTION 25 A DISTANCE OF 585.42 FEET TO THE NORTHWEST CORNER OF A PARCEL OF LAND DESCRIBED IN BOOK 843 AT RECEPTION NO. 1765082 OF THE WELD COUNTY RECORDS; THENCE SOUTH 00°33'45" WEST ALONG THE WEST LINE OF SAID PARCEL OF LAND AND ALONG A LINE PARALLEL WITH AND 30.00 FEET WEST OF THE EAST LINE OF THE SOUTH ONE HALF OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 25 A DISTANCE OF 179.89 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL OF LAND, THENCE SOUTH 89°26'15" EAST ALONG THE SOUTH LINE OF SAID PARCEL OF LAND A DISTANCE OF 30.00 FEET TO A POINT ON THE EAST LINE OF THE SOUTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 25, THENCE SOUTH 00°33'45" WEST ALONG THE EAST LINE OF THE SOUTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 25 A DISTANCE OF 1153.54 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 76.509 ACRES.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON THE 15th DAY OF April, 1985 THIS SURVEY WAS MADE ON THE GROUND AS PER THE FIELD NOTES SHOWN ON THIS SURVEY AND CORRECTLY SHOWS THE BOUNDARIES AND AREAS OF THE SUBJECT PROPERTY. THE LOCATION OF ALL RIGHTS-OF-WAY, EASEMENTS AND ANY OTHER MATTERS OF RECORD (OR OF WHICH I HAVE KNOWLEDGE OR HAVE BEEN ADVISED, WHETHER OR NOT OF RECORD) AFFECTING THE SUBJECT PROPERTY; AND HAVE BEEN ADVISED, WHETHER OR NOT OF RECORD) AFFECTING THE SUBJECT PROPERTY; AND HAVE BEEN ADVISED, WHETHER OR NOT OF RECORD) AFFECTING THE SUBJECT PROPERTY TOGETHER WITH THE WIDTH AND NAME THEREOF.

ROCKY MOUNTAIN CONSULTANTS
REGISTERED PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 18978
DATE April 16, 1985

BASIS OF BEARING

THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN AS BEARING SOUTH 00°33'45" WEST (ASSUMED).

IN ACCORDANCE WITH CRS 13-80-127.3

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within six years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

LAND SURVEY PLAT	
EARL SOWERS PROPERTY	
S 1/2, N.E. 1/4 SEC. 25, T 2 N, R 68 W	
ROCKY MOUNTAIN CONSULTANTS 4260 E EVANS AVE. DENVER, COLORADO 80222 (303) 758-4532	
DESIGNED BY P.E.C.	JOB NO. SHEET SHEETS
DRAWN BY G.M.R.	7-4811.00
CHECKED BY P.E.C.	DATE 6/85 1 2

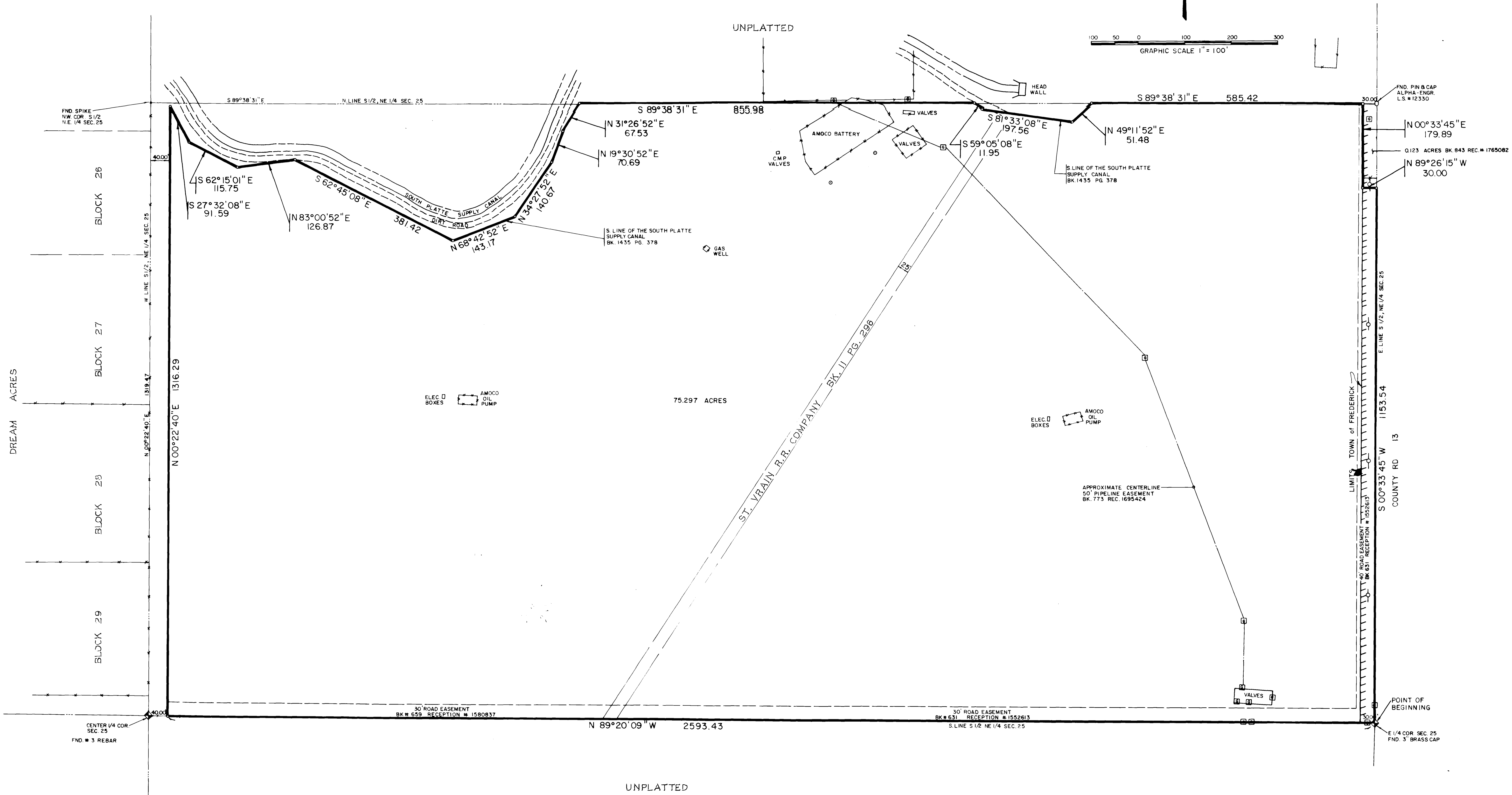
EARL SOWERS PROPERTY 7-4811

B 1227 REC 02173618 03/16/89 16:40 \$20.00 2/002
F 0032 MARY ANN FEUERSTEIN CLERK & RECORDER WELD CO, CO

EARL SOWERS PROPERTY

LAND SURVEY PLAT

S 1/2, N.E. 1/4 SEC. 25, T2 N, R68 W
WELD COUNTY, COLORADO



LEGEND
○ PIPE
□ GAS MARKER
— POWER POLE

IN ACCORDANCE WITH CRS 13-80-127.3
NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within six years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

REVISIONS			
NO.	DESCRIPTION	DATE	BY
1	REV. BOUNDARY	3-4-89	J.M.R.
2	REV. MISC.	10-4-89	J.M.R.
3	REV. MISC.	8-9-85	J.M.R.

LAND SURVEY PLAT			
EARL SOWERS PROPERTY			
S 1/2, N.E. 1/4 SEC. 25, T2 N, R68 W			
DRAWN BY G.M.R.		7-4811.00	2
CHECKED BY P.E.C.		DATE 6/85	2

ROCKY MOUNTAIN CONSULTANTS	
8301 E. PRENTICE AVE. ENGLEWOOD, CO. 80111	
(303) 741-6000	
DESIGNED BY P.E.C.	JOB NO.
CHECKED BY P.E.C.	SHEET

EARL SOWERS PROPERTY 7-4811